

**MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY**

January 30, 2025

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference on Thursday, January 30, 2025, at 12:30 p.m. The meeting agenda is attached hereto and incorporated herein. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Terence Fontaine	7	Deanea LeFlore
3	Michael Lewis	8	James Gilford
4	Michael T. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present in person at the meeting location except Director Foster, who was present via video conference, and Director Fontaine, who was absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, David Thomas, and Kayler Williams; Jaime Giraldo and Chandler Snipe of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Kedrick Winfield of TKG & Associates; Barry Espinosa and Sean Jamea of the Oxberry Group; Carol Harrison of IDS Engineering; Jennifer Curley of the City of Houston; Algenita Davis of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Michael Camden and Brooke Edwards of Ryan; Jennifer Gribble, President of Super Neighborhood #62; Chris Shackelford and Bryan Smart of Smartscaping; Brian Van Tubergen, a resident of the Third Ward; and Tony Vu.

In attendance via video conference were Authority staff member Amaris Salinas; Madison Walkes, Anthony Washington and Ashley Small of Medley, Inc.; Jeri Brooks of One World Strategy Group; Cynthia Alvarado and Chrystal Davis Robinson of the Midtown Management District; Sean Haley, Angie Gomez and Bob Bradford of CCPPI; Roberta Burroughs of Roberta F. Burroughs and Associates; Aaron Moore of Binkley & Barfield; Rebecca Leonard of Lionheart Places; Lynda Guidry of Super Neighborhood #62; Tamiko Brock and Floyd Smith of OST/Almeda Corridors Redevelopment Authority; Lorenzo Salinas; and two additional attendees who were not identified by first and last name. Director Odom called the meeting to order.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR DECEMBER 5, 2024

MONTHLY FINANCIAL REPORTS FOR DECEMBER 31, 2024

Executive Director Matt Thibodeaux presented the Consent Agenda.

Director Goren made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Middleton and carried by unanimous vote.

2302 FANNIN STREET HOTEL DEVELOPMENT PROJECT PRESENTATION

Michael Camden, Director – Credits & Incentives for Ryan, and Brooke Edwards, Senior Consultant – Credits & Incentives for Ryan, presented to the Board a project to redevelop an existing vacant office building at 2302 Fannin Street into a Holiday Inn Express. Mr. Camden indicated that the developer has requested funding from the Authority in the amount of \$500,000 to reimburse certain costs associated with the project that the developer believes will enhance walkability in Midtown consistent with the goals set forth in the project plan and reinvestment zone financing plan for Reinvestment Zone Number Two, City of Houston, Texas.

AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS

CHANGE ORDERS

Marlon Marshall, Senior Director of Engineering and Strategic Development, reported that there were no change orders.

CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION

i. CHANGE ORDERS

Mr. Marshall reported that there were no change orders.

ii. REMEDIAL DRAINAGE PILOT PROJECT

1. CHANGE ORDERS

Mr. Marshall reported that there were no change orders.

URBAN REDEVELOPMENT PLAN

Mr. Marshall provided an update on the Authority's ongoing review of feedback from the development community and the public regarding the urban redevelopment plan.

PERSONNEL, COMPENSATION AND REVIEW PROCESS

No action was taken on this matter at this time.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 1:07 p.m. to confer with its attorneys and discuss the personnel, compensation and review process pursuant to Sections 551.071 and 551.074, Texas Government Code. The Board returned to open session at 2:16 p.m. No action was taken upon entering open session.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

DocuSigned by:

Camille Foster

Camille Foster, Assistant Secretary

4/3/2025

Date

AGENDA OF JANUARY 30, 2025

[attached]



**MIDTOWN REDEVELOPMENT AUTHORITY
and
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a joint regular meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone on Thursday, January 30, 2025, at 12:30 p.m. at 410 Pierce Street, 1st Floor Conference Room (enter at the Pierce St. and Brazos St. door) Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com//meetup-join/19%3ameeting_MTFIYjI2NGYtYjI3Yi00YTVILWJkZmltNDE1Zjk4NmQ1Y2Jh%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 247 576 862 826
Passcode: GddGFQ

The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order and Introduction of Guests
2. Public Comment
3. Consent Agenda for the Midtown Reinvestment Zone
 - a. Minutes for December 5, 2024
4. Consent Agenda for the Authority
 - a. Minutes for December 5, 2024
 - b. Monthly financial reports for December 31, 2024

5. 2302 Fannin Street Hotel Development Project Presentation
6. Affordable Housing Program
 - a. Affordable Housing Operations Campus and Related Administrative Matters
 - i. Change Orders
7. Capital Improvements Program:
 - a. Caroline Street Reconstruction
 - i. Change Orders
 - ii. Remedial Drainage Pilot Project
 1. Change Orders
 - b. Urban Redevelopment Plan
8. Personnel, Compensation and Review Process.
9. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards to the following, as appropriate and necessary:
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
 - c. Personnel matters (Section 551.074, Texas Government Code);
 - d. Security personnel or devices (Section 551.076, Texas Government Code); and
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

10. Adjourn



Matt Thibodeaux

Executive Director MT/ks